



## 2 Weeford Park Cottages London Road Canwell, Sutton Coldfield, B75 5ST

This EXCEPTIONAL residence has it all! ..... 'Landscaped Gardens' does not do it justice, this is like Birmingham's answer to the BOTANICAL GARDENS!

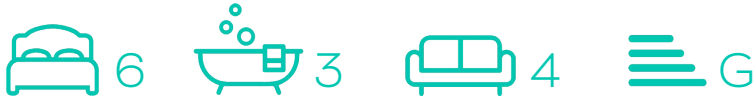
This STUNNING, and VASTLY EXTENDED semi detached property boasts five/six bedrooms, a 20ft ORANGERY, four reception rooms, a ONE BEDROOM LUXURY ANNEXE, a ONE BEDROOM TROPICAL CABIN, and an OUTSTANDING OUTDOOR ENTERTAINMENT AREA with roof lantern, bar, built in kitchen, WC, and a seating capacity of approx 50 people.

Situated in a beautiful semi rural location on the edge of the Canwell Estate, on the doorstep of Sutton Coldfield, Mere Green and Tamworth, with gated access off the London Road, onto a large block paved driveway with off road parking for multiple vehicles, and a double garage with lapsed planning permission to convert into additional accommodation.

The gardens are absolutely INCREDIBLE and must be seen to be fully appreciated, so well stocked, manicured, and tended to, they are truly show stopping.

Offers over £700,000

# 2 Weeford Park Cottages London Road Canwell, Sutton Coldfield, B75 5ST



- VASTLY EXTENDED Semi Detached
- Large Driveway & Double Garage
- One Bedroom Luxury Annexe
- Luxury High Spec Bathrooms
- 5/6 Bedrooms
- Four Reception Rooms
- One Bedroom Tropical Cabin
- STUNNING LANDSCAPED GARDENS
- NO ONWARD CHAIN
- 50 Seat OUTDOOR BAR/KITCHEN/Entertaining Area

## Lounge

13'6" x 11'8" (4.14 x 3.58)

## Home Office

12'0" x 11'10" (3.66 x 3.61)

## Snug

17'10" x 11'10" (5.46 x 3.63)

## Kitchen/Diner

23'7" x 18'4" (7.19 x 5.59)

## Utility Room

## Orangery/Formal Dining Room

20'2" x 7'0" (6.17 x 2.15)

## Luxury Shower Room

## Bedroom One

20'8" x 9'8" (6.32 x 2.97)

## Bedroom Two

12'11" x 10'11" (3.94 x 3.33)

## Bedroom Three

12'0" x 9'8" (3.66 x 2.97)

## Bedroom Four

9'8" x 8'7" (2.95 x 2.64)

## Bedroom Five

8'2" x 6'2" (2.49 x 1.88)

## Bedroom Six

8'2" x 6'2" (2.49 x 1.88)

## Luxury Family Bathroom

## Annexe Lounge/Kitchen

15'1" x 13'10" (4.62 x 4.22)

## Annexe Bedroom

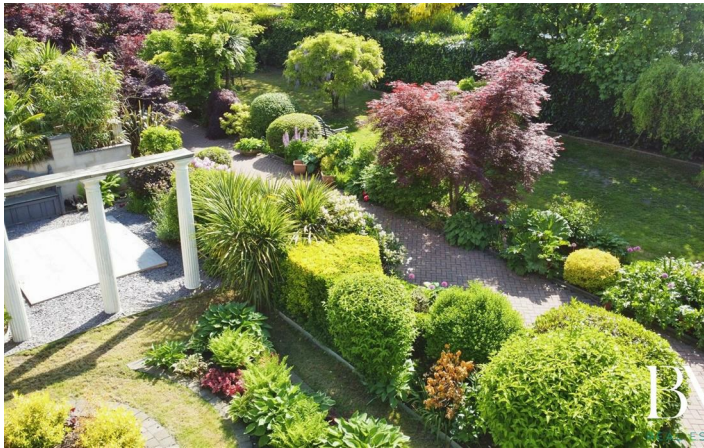
## Annexe Luxury Shower Room

## Outdoor Bar/Restaurant

31'0" x 24'4" (9.47 x 7.42)



[Directions](#)



# Floor Plan



**Ground Floor**  
Floor area 95.0 m<sup>2</sup> (1,022 sq.ft.)

**First Floor**  
Floor area 47.4 m<sup>2</sup> (511 sq.ft.)

**Outbuilding**  
Floor area 54.1 m<sup>2</sup> (582 sq.ft.)

**TOTAL: 196.5 m<sup>2</sup> (2,115 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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